

# BROOKHAVEN VILLAGE | Addison, Texas

Part of the Vitruvian Park *major redevelopment* in Addison, Texas



**1411- 14370 Marsh Lane**  
**3724 – 3732 Spring Valley Road**  
**Addison, Texas 75001**

Southeast corner of Marsh Lane and Spring Valley Road Addison, Texas

**SHOPPING CENTER SIZE:** 17.89+/- Acres  
 173,720 Sq. Ft.

**AVAILABLE SPACE:** 1,000 – 6,050 Sq. Ft.

**TRIPLE NETS EXPENSES:** \$4.12

**TRAFFIC COUNTS:**

Marsh Lane – 35,980 per day  
 Spring Valley – 14,990 per day

**MAJOR TENANTS:**

Tom Thumb, Calloway's Nursery, Dollar General

**2009 DEMOGRAPHICS:**

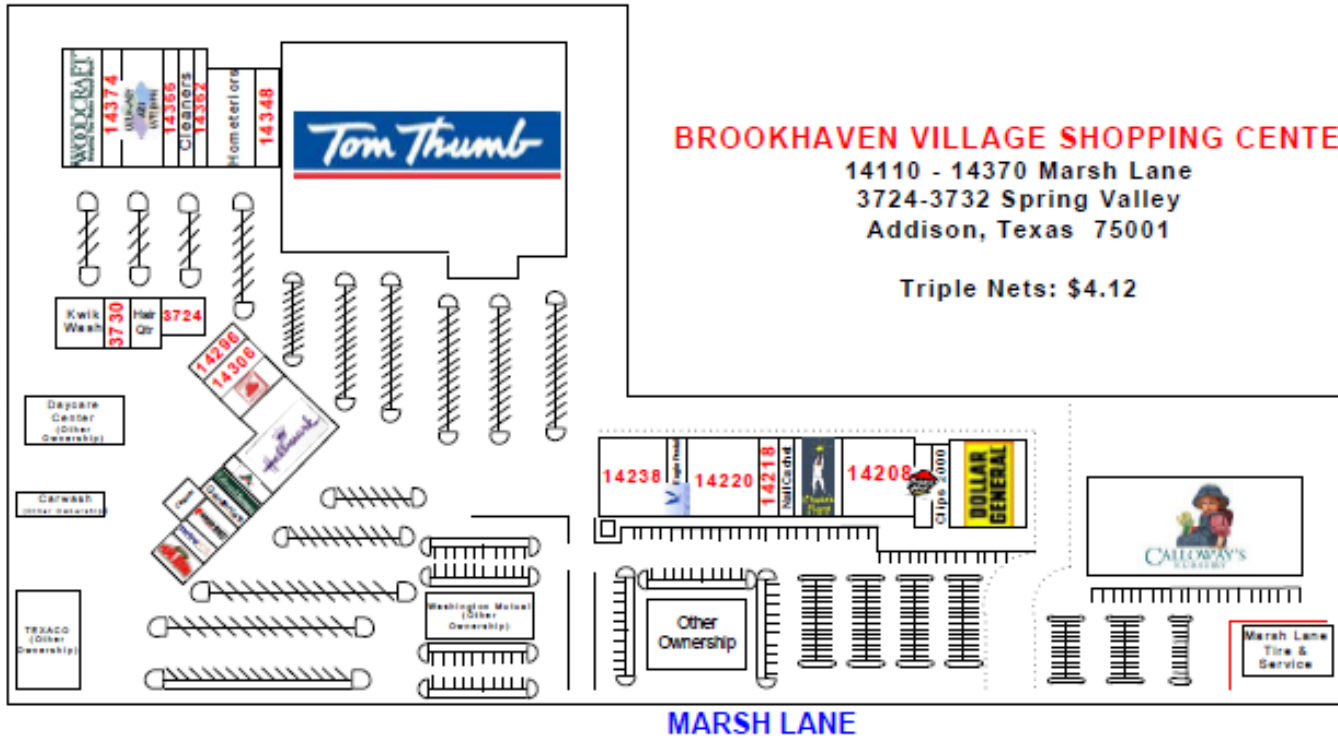
|                  | 1-Mile   | 3-Mile   | 5-Mile   |
|------------------|----------|----------|----------|
| Population       | 14,473   | 125,945  | 309,072  |
| # of Households  | 6,790    | 51,352   | 126,251  |
| Avg. H.H. Income | \$92,854 | \$83,861 | \$94,254 |



Brookhaven Village in Addison located on the Southeast corner Spring Valley and Marsh Lane is part of the exciting [Vitruvian Park Development](http://www.vitruvianpark.com) which broke ground in 2008. Brookhaven Village will be part of the latter stage of development. This is an excellent opportunity to get in "on the ground floor" of this very exciting development which will consist of apartment homes designed carefully to create an inviting neighborhood with a variety of luxury housing options including traditional flats, soft lofts, and townhouse style units, a 12 acre park built around a spring-fed creek and connected to area bicycle and jogging trails, a second neighborhood park with an amphitheater and third park for a variety of outdoor games. Currently the Shopping Center is anchored by Tom Thumb Grocery, Calloway's Nursery, Dollar General and Hallmark.

For more information on Vitruvian Park Development <http://www.vitruvianpark.com>

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**PROPERTY DATA**

|        |                           |                |           |
|--------|---------------------------|----------------|-----------|
| 3724   | AVAILABLE                 | 2,000 SQ. FT.  | 40X50     |
| 3728   | HAIR QUARTERS             | 1,000 SQ. FT.  | 20X50     |
| 3730   | AVAILABLE                 | 1,250 SQ. FT.  | 25X50     |
| 3732   | KWIK WASH LAUNDRIES       | 2,500 SQ. FT.  | 50X50     |
| 14110  | MARSH LANE TIRE & SERVICE | 4,565 SQ. FT.  | Irregular |
| 14120  | CALLOWAY'S NURSERY        | 22,000 SQ. FT. | 100X200   |
| 14150  | DOLLAR GENERAL            | 7,200 SQ. FT.  | 80X90     |
| 14152  | PIZZA HUT                 | 1,600 SQ. FT.  | 20X80     |
| 14152A | CLIPS 2000 SALON          | 1,200 SQ. FT.  | 15X80     |
| 14208  | AVAILABLE                 | 5,600 SQ. FT.  | 70X80     |
| 14210  | CHASE'S PLACE             | 4,000 SQ. FT.  | 35X80     |
| 14216  | NAIL CACHET               | 1,200 SQ. FT.  | 15X80     |
| 14218  | AVAILABLE                 | 1,600 SQ. FT.  | 20X80     |
| 14220  | AVAILABLE                 | 6,050 SQ. FT.  | 75X80     |
| 14232  | EAGLE POSTAL CENTER, INC. | 1,516 SQ. FT.  | 20X80     |
| 14238  | AVAILABLE                 | 5,600 SQ. FT.  | 70X80     |
| 14280  | TOM THUMB PAGE            | 62,639 SQ. FT. | Irregular |
| 14296  | AVAILABLE                 | 1,000 SQ. FT.  | 20X50     |
| 14306  | AVAILABLE                 | 1,250 SQ. FT.  | 25X50     |
| 14308  | STATE FARM                | 1,250 SQ. FT.  | 25X50     |
| 14312  | HALLMARK                  | 6,050 SQ. FT.  | Irregular |
| 14320  | ACE CASH EXPRESS          | 900 SQ. FT.    | 15X60     |
| 14322  | EDWARD JONES              | 900 SQ. FT.    | 15X60     |
| 14324  | GARDENIA'S UNISEX SALON   | 900 SQ. FT.    | 15X60     |
| 14326  | JACKSON HEWITT TAX SVC    | 900 SQ. FT.    | 15X60     |
| 14328A | METRO PCS                 | 900 SQ. FT.    | 15X60     |
| 14328  | CINGULAR TOWER            | 240 SQ. FT.    | 12X20     |
| 14330  | PAPA JOHN'S PIZZA         | 1,200 SQ. FT.  | 30X40     |
| 14332  | SPRINT TOWER              | 320 SQ. FT.    |           |
| 14348  | AVAILABLE                 | 2,557 SQ. FT.  | 25X100    |
| 14350  | HOMETERIORS               | 5,000 SQ. FT.  | 50X100    |
| 14362  | AVAILABLE                 | 2,975 SQ. FT.  | Irregular |
| 14364  | \$1.69 CITY CLEANERS      | 1,800 SQ. FT.  | 15X120    |
| 14366  | AVAILABLE                 | 1,800 SQ. FT.  | 15X120    |
| 14370  | CULINARY ART CATERING     | 2,975 SQ. FT.  |           |
| 14374  | AVAILABLE                 | 3,000 SQ. FT.  | 25X120    |
| 14380  | WOODCRAFT                 | 6,600 SQ. FT.  | 85X120    |

**TABULATIONS**

|                         |                              |
|-------------------------|------------------------------|
| Total Land Area         | 17.884 Acres = 779,462.84 SF |
| Total Building Area     | 173,720 SF                   |
| Total Parking Indicated | 980 Spaces                   |

